

## **STATE PROPERTIES COMMITTEE MEETING**

**TUESDAY, SEPTEMBER 15, 2009**

The meeting of the State Properties Committee was called to order at 10:07 a.m. by Chairman Kevin M. Flynn. Other members present were Robert Griffith representing the Rhode Island Department of Administration; Richard Woolley representing the Rhode Island Department of Attorney General; and John A. Pagliarini, Jr., and Robert W. Kay, Public Members; Others in attendance were Anthony Paolantonio from the Rhode Island House of Representatives; Meredith Pickering from the Rhode Island Senate Fiscal Office; Marco Schiappa, Michael Mitchell, John Ryan, Deborah White, Arn Lisnoff and Karen Scott from the Rhode Island Department of Administration; Director W. Michael Sullivan, Terri Bisson, Lisa Primiano and Mary Kay and from the Rhode Island Department of Environmental Management; Brian Peterson from the Rhode Island Department of Children Youths and Families; Daniel Clarke, William McCarthy, John, Paul Carcieri, Richard Kalunian, Colleen Kerr, Christine Brien and Eva Bernardo from the Rhode Island Department of Transportation; David Cloutier from the Rhode Island Airport Corporation; Scott Gibbs from the Economic Development Foundation of Rhode Island, Anthony Gemma and Bryon Sawyer from the Gloria Gemma Breast Cancer Resource Foundation.

Chairman Flynn noted for the record that the State Properties Committee did have a quorum present.

**A motion was made to approve the minutes from the State Properties Committee meeting of August 18, 2009, by Mr. Kay and seconded by Mr. Pagliarini.**

**Passed Unanimously A motion was made to approve the minutes from the State Properties Committee meeting of September 1, 2009, by Mr. Pagliarini and seconded by Mr. Griffith.**

**Passed Unanimously**

**ITEM A – Rhode Island Emergency Management Agency – A request for approval of and signatures on a Memorandum of Understanding by and between the Rhode Island Emergency Management Agency (the “EMA”) and the Rhode Island Resource Recovery Corporation (the “RRC”) to allow the EMA to utilize land owned by RRC for rescue technique training. This item is deferred to the September 29, 2009, meeting of the State Properties Committee at the request of the Rhode Island Emergency Management Agency.**

**ITEM B – Department of Administration/Rhode Island State Police – A request was made for approval of and signatures on a Grant of Easement by and between the Department of Administration, on behalf of the Rhode Island State Police, and Verizon New England, Inc. to allow Verizon access over State-owned land located on Danielson Pike in the Town of Scituate. Mr. Lisnoff indicated that the document before the Committee is a standard utility easement to allow Verizon to install communication lines at the Rhode Island State Police Headquarters. Mr. Lisnoff indicated that the Grant of Easement is critical because said communication lines will provide**

service to the Emergency 911 facility as well as the Rhode Island State Police. A motion to approve

was made by Mr. Pagliarini and seconded by Mr. Griffith.

Chairman Flynn stated that if there is no objection from the Committee, Item F will be heard out of sequence. A motion to hear Item F out of sequence was made by Mr. Kay and seconded by Mr. Griffith.

**Passed Unanimously**

**ITEM F – Department of Environmental Management – A request was made for approval of and signatures on a Purchase and Sales Contract by and between TAI-O Associates, L.P. and the Department of Environmental Management for the acquisition of approximately 15,750 square feet of land located on Roosevelt Avenue in the Cities of Central Falls and Pawtucket. Director Sullivan explained that this item was previously approved by the State Properties Committee. Director Sullivan indicated that this acquisition involves the third dam up from the Narragansett Bay on the Blackstone River. The dam is a formidable barrier to the restoration of anadromous fish passage up to approximately 2,200 acres of habitat the Department believes to be critical to the collective species. There have been prolonged and painful discussions between the seller and the Department relative to the purchase of the subject property, which have resulted in a more refined and polished Purchase and Sale Contract. Director Sullivan explained that the major dispute involved the ownership of the dam site, which was folded into a condominium association whereby the**

current owner wanted to make any management or ownership options, which the Department might choose to exercise, subject to the approval of the condominium association members. Director Sullivan explained that the Department was not willing to grant that level of control to a third party unrelated entity. Director Sullivan stated that said issue has been resolved through negotiations. Director Sullivan noted that the value of the property has not changed. The purchase price is still \$450,000.00. Director Sullivan explained that \$331,000.00 of the purchase price will come from an environmental restoration fund or the SEP fund, which were derived from the settlement of an infraction claim. A small portion of money may come from either State bond funds or from contribution made by private foundations. Director Sullivan stated that he cannot represent to the Committee precisely where the remaining balance will come from; however, the preponderant majority of the funds will come from a relief fund. Director Sullivan respectfully requested that the Committee approve and execute the renegotiated Purchase and Sale Contract. Mr. Pagliarini noted that Director Sullivan represented that neither the City of Central Falls nor the City of Pawtucket have any issue with an administrative subdivision; however, Mr. Pagliarini stated that to the best of his knowledge, an administrative subdivision is not an appropriate vehicle as an administrative subdivision cannot be utilized relative to a parcel intended for development purposes. Mr. Pagliarini deferred to Chairman Flynn for clarification of this issue. Chairman Flynn stated that an administrative subdivision involves moving property lines where the

outcome is not an additional parcel of land for development purposes. Chairman Flynn noted that as he is not familiar enough with the moving of property lines relative to the subject property to determine whether an administrative subdivision is appropriate. Director Sullivan explained that his use of the word administrative was intended to clarify that this parcel will be separately identified and subject only to the control of the State of Rhode Island. Mr. Pagliarini asked how many existing condominium units there are. Ms. Primiano noted although she is unsure of the exact amount of units, she estimated that there are in excess of forty (40) existing condominium units. Mr. Pagliarini stated that he believes title counsel will require that each and every one of the parties sign off on the subject property. Ms. Primiano indicated that the attorneys for TAI-O Associates have amended the condominium document, although, she is unsure whether said amended documents have been filed as of yet. Mr. Pagliarini noted that in addition to TAI-O Associates any and all interested parties including the condominium owners will be required to sign off on the subject property. Director Sullivan stated that at this present time TAI-O is the majority owner of all the unsold real estate. Ms. Primiano stated that very a few condominiums are presently occupied and said units are leased. Mr. Pagliarini asked when the appraisal was conducted. Ms. Primiano stated that Integra conducted an appraisal of the subject property in May of 2007. Mr. Pagliarini asked if said appraisal has since been updated. Ms. Primiano indicated that the appraiser verbally assured the Department that as the property's value was based on alternative

energy rather than on its developmental value, the property's value has not changed. Mr. Pagliarini asked if the Department has the appraiser's assertion in writing. Ms. Primiano stated that she did not have anything in writing at this time. Chairman Flynn asked Ms. Primiano to explain what the SEP fund is for the benefit of the Committee. Ms. Primiano stated that the Supplemental Environmental Program is a settlement fund, which originated from what was referred to as the LR&R. Ms. Primiano explained that in 1997, a violation involving wetland occurred in North Smithfield. In accordance with federal regulations, a fine was assessed against the responsible party. Said funds are held in an account, which is administered by the Department of Environmental Management, Environmental Protection Agency and the Department of Justice. In 1998, a portion of the money was utilized to assist the State of Rhode Island in acquiring the Lonsdale Drive-In. Ms. Primiano explained that the intent and purpose of fund is land protection, land acquisition and wetland restoration along the Blackstone River. The Department has forwarded a request to the Environmental Protection Agency and the Department of Justice and has verbally received positive feedback regarding this project. The Department has requested a formal written response by the end of the month; however, because it is the end of the federal fiscal year neither the Environmental Protection Agency nor the Department of Justice could guarantee that they could prepare a written response by the end of the month. Therefore, the Department is requesting that the Committee approve the Purchase and Sale Contract subject to the

Department being awarded said SEP funds. Chairman Flynn indicated that he also presented this request to the Director of the Department of Administration for approval contingent upon receipt of the SEP funds and therefore asked that any motion to approve include said condition. Mr. Pagliarini asked if the seller has completed all required remediation in accordance with the terms and conditions of the Purchase and Sale Contract. Ms. Primiano indicated that she consulted with the Department's Division of Waste to review a status of the remediation work and was informed that all required remediation work has been completed and there are no outstanding issues concerning remediation of the site. Ms. Primiano stated that the site has been officially approved and closed by the Department of Environmental Management. Mr. Pagliarini stated that as the appraisal is two years old and given the current state of the economy, he will not support a motion to approve. A motion was made to approve by Mr. Woolley and seconded by Mr. Griffith subject to the Department of Environmental Management obtaining SEP funds for the acquisition of the subject property. Said motion passed four (4) votes "Aye" to one (1) vote "Nay"

**Four (4) Votes "Aye"**

**Mr. Griffith**

**Mr. Kay**

**Mr. Woolley**

**Chairman Flynn**

## **One (1) Vote “Nay”**

**Mr. Pagliarini**

**ITEM C – Department of Administration – A request was made for approval of and signatures on a License Agreement by and between the Department of Administration and Gloria Gemma Breast Cancer Resource Foundation to allow the Foundation to utilize Station Park and the State House Grounds on Saturday, October 10, 2009, for the annual Flames of Hope event. Mr. Schiappa indicated that there are still outstanding items, which the Foundation has not submitted to the Department as of yet, due to some internal changes within the Foundation. Mr. Schiappa clarified that the Department has not received a certificate of insurance for either liability or host liquor liability insurance. In addition, the Foundation is requesting an opportunity to address the Committee regarding a waiver or reduction of the usage fee. Mr. Pagliarini asked Mr. Schiappa to clarify the current policy regarding the use of Station Park. Mr. Pagliarini noted that it appears that there is a \$100,000 damage deposit fee. Mr. Schiappa explained that the former State House use policy has been modified to incorporate State Park due to the recent request for use since the landscaping project is complete. Mr. Schiappa explained that in lieu of an actual \$100,000 cash deposit, the Department of Administration will also accept an insurance policy, which contains very specific language regarding damages to the property arising from an event held on the property. Mr. Kay**



asked who the Foundation's current insurance carrier is. Mr. Gemma indicated that the Foundation's carrier is Philadelphia Insurance. Mr. Sawyer indicated that at the present time the insurance policy is in the process of being renewed and the Foundation is confident that there will not be any problem securing the required insurance coverage. Mr. Gemma stated that event's schematic will be a carbon copy of last year's event. Mr. Pagliarini asked if there have been any incidents of damage that led the Department making a claim against an applicant's insurance policy. Mr. Schiappa stated that there was an incident, which involved damage to the lawn/grass during the Rhode Island Pride Festival. Chairman Flynn noted that the issue of a waiver of fee had been mentioned. Mr. Gemma stated that as the Foundation is a non-profit organization, he respectfully requests the State Properties Committee approve a reduction of fees to the extent that it is able to do so. Mr. Gemma recognized that the State of Rhode Island is experiencing economic difficulties and noted that the Foundation is in a difficult position as well. Chairman Flynn explained that the fees help to reimburse the State for the personnel costs which are expended to allow these events to be held. Chairman Flynn also explained that the Department of Administration has developed a new policy with regard to the use of the State House Grounds and Station Park and it has been implemented without waivers. Mr. Sawyer indicated that there is a \$3,000 fee that is assessed by the State of Rhode Island, which included a \$500.00 fee per day for load ins; a \$2,000 fee for the use of the land on the day of the event; and a \$5,000 fee assessed to clean up the land. Mr. Sawyer

stated that Amtrak assesses a fee of \$4,000 to engage janitorial staff and Amtrak Police Officers to patrol its portion of the Station Park property the night of the event. Mr. Sawyer noted that when all is said and done the cost to utilize Station Park is \$10,000 to \$12,000. Mr. Sawyer also noted that there was talk of a \$50.00 per hour fee for a State-coordinator to monitor the event at times that the Department of Administration is closed. Chairman Flynn explained that the necessity of the \$50.00 fee for the State-coordinator is because there have been incidents in the past, of people removing chains and bollards in order to drive large vehicles over the property, which is clearly not allowed. However, through these past experiences, the State has learned that if you do not have someone on site to monitor the activities during an event, there is very likely to be damage to the property. Mr. Sawyer stated that it is his understanding that the Foundation is the very first organization to be required to pay this fee for an event. Mr. Schiappa stated that is untrue; the organization hosting the CVS 5K Roadrace scheduled for next week has been required to pay the fees since the implementation of the new policy and will be required to have a State-coordinator on site during their event. Mr. Schiappa noted that the very first event held under the new policy resulted in damage to the grounds as a result of the applicant's failure to follow the rules, which Mr. Schiappa stated they were made well aware of prior to the event. Mr. Schiappa indicated that it is because of that damage, the Department determined that it is necessary to have staff monitor the grounds during events. Mr. Schiappa clarified that the \$50.00 per hour fee only applies to charges

beyond the usual business day. Therefore, if an event is being set up on Thursday and Friday during the workday, the Department will provide a coordinator at no cost to the applicant. Mr. Schiappa explained that a large portion of the Station Park property is owned by Amtrak. Amtrak has entered into an Agreement with the State of Rhode Island for use of said portion and Amtrak has set the rules as to what the State is required to do if an event is going to be held on that property. Mr. Schiappa noted that the State has no jurisdiction over Amtrak's policy regarding its portion of the property. Chairman Flynn also indicated that during some of the larger events people attending often use the Amtrak Train Station's restroom facilities and part of the assessed fee may cover the cost to clean those facilities as well. Mr. Gemma stated that with all due respect, this is the fourth (4) year the Flames of Hope event has been held and there are no actions pending against the Foundation by Amtrak, the City of Providence, the State of Rhode Island or anyone at all. Chairman Flynn stated that he certainly understands that fact and also understands that the Flames of Hope is a very worthy event; however, the State has an obligation to treat every applicant fairly and to protect the State's resource for future events, other worthwhile causes. A motion was made to approve by Mr. Woolley subject to submission of the appropriate proof of insurance and subject to the payment of any and all fees. Said motion was seconded by Mr. Griffith.

**Passed Unanimously**

**ITEM D – Department of Children, Youth and Families – A request was**

made for approval to solicit bids, via a request for proposals, for the sale of State-owned property located at 32 Roma Avenue (a/k/a Rhode Island Avenue) in the Town of Johnston. Mr. Peterson explained the subject property is the site of a former group home operated by vendors and owned by the State of Rhode Island. Mr. Peterson stated that as the Department has consolidated programs, these properties have become available for sale. The Department has no plan to utilize these group homes in the future. By way of background, the Department as part of a concerted effort, over the past five (5) years has changed its priority and recognized the fact that the best place for children is in their own homes and Department funds are better spent in community support. The Department has reduced its residential population from over 1,100 residents to 800, which is a reduction of over 25% of the children in residential treatment programs. Mr. Peterson stated that the Department would like to sell the subject property; however, it has not yet conducted due diligence.

The Department has waited to commission an appraisal of the property to ensure that the appraisal would not be obsolete by the time it was advertised. Mr. Peterson explained that the Department would like to commission the appraisal, solicit bids and evaluate any responses against the appraisal. In the event that none of the bids equal the appraisal amount; however, if it is a fair and equitable amount and received from an organization such as the Groden or Bradley programs, Mr. Peterson would like the opportunity to return and discuss that with the Committee. Mr. Peterson indicated that given the current economy, a bid ceiling may actually have a negative

**affect because bidders will view it as a target. A motion was made to approve by Mr. Pagliarini and seconded by Mr. Kay.**

**Passed Unanimously**

**ITEM E – Department of Children, Youth and Families – A request was made for approval to solicit bids, via a request for proposals, for the sale of State-owned property located at 96 Pine Swamp Road in the Town of Cumberland. A motion was made to approve by Mr. Pagliarini and seconded by Mr. Woolley.**

**Passed Unanimously**

**ITEM G – Department of Environmental Management – A request was made for approval of and signatures on a Purchase and Sales Contract by and between Carolyn J. Hoxsie and Georgiana E. Brennan and the Department of Environmental Management for the acquisition of a Conservation Easement over approximately 124 acres of land located along Nooseneck Hill Road in the Town of Hopkinton; known as the Hoxsie Property. Ms. Primiano stated that the Department of Environmental Management together with The Nature Conservancy has negotiated a Purchase and Sale Contract to purchase the Conservation Easement. Said acquisition is fully funded by a United States Forest Service Grant under the Forest Legacy Program. Ms. Primiano stated that the Department will hold the Conservation Easement. The intent of the property-owners is to re-sell the fee to The Nature Conservancy after the sale of the Conservation Easement. The property will be incorporated into a major greenway that the State of Rhode Island, Audobon Society and**

**The Nature Conservancy are building along that portion of Hopkinton. Ms. Primiano indicated that the greenway consists of approximately 800 acres of land. A motion was made to approve by Mr. Griffith and seconded by Mr. Kay.**

**Passed Unanimously**

**ITEM H – Department of Environmental Management – A request was made for**

**approval of and signatures on an Indenture of Lease by and between the Department**

**of Environmental Management and the Museum of Yachting, Inc. for purposes of operating a yachting museum on State-owned property located at Fort Adams State Park in the City of Newport. Ms. Bisson indicated that the Museum of Yachting was founded in 1980 and is dedicated to preserving the culture and heritage of yachting in the State of Rhode Island. The Museum has leased this portion of Fort Adams State Park since 1990. Ms. Bisson noted that the existing Lease Agreement is not due to expire until April 2010; however, the Museum requested early approval on a new Lease Agreement so it will be eligible for a State Preservation Grants, which the Museum Plans to utilize to make capital improvement and repairs to the facility. The Museum pays a nominal rental fee of \$1.00 per year and in turn it maintains the property and operates the Museum and programs, which benefit the public. The term of the Lease Agreement is from October 1, 2009, to September 30, 2019 with an option to renew for an additional ten (10) year term.**

**The Museum carries liability insurance coverage, which has been**

approved by Kevin Carvalho of the State's Risk Management Division.

Chairman Flynn asked Ms. Bisson to provide a brief summary of the programs offered to the public. Ms. Bisson indicated that the Museum is open to the public from April to the end of October. The Museum comprises living exhibits, which feature actual yachts being restored as well as a connection with the International Restoration of Yachting School, which allows students

to work on living exhibits at the facility. The Museum also offers a number of on-water exhibits of historical yachts from all over the world available for public viewing. Mr. Kay asked if the Lease Agreement contains language which allows the Department to terminate the Lease Agreement prior to the expiration of the ten (10) year term. Ms. Bisson indicated that the Lease Agreement contains language, which allows the Department to termination the Lease Agreement upon twelve (12) months notice to the Museum of Yachting. Mr. Pagliarini noting that there is a fee for admission to the Museum asked what the total amount of annual revenue the Museum realizes as a result of said fees. Ms. Bisson indicated that the fee for admission is \$5.00 per person and those under 18 years of age and students are admitted free. Ms. Bisson stated that she did not have information with her regarding of the Museum's annual income. Ms. Pagliarini asked if any revenue is realized from the slip area. Ms. Bisson indicated that to the best of her knowledge the only boats allowed to utilize the boat slips are tenders, which are associated with the on-water exhibits. Ms. Bisson explained that the Museum of Yachting leases moorings from the City of Newport in that general

vicinity and the ship owners docks the vessel, which can be viewed by the public and some of the owners actually allow to public to board the ships. The only boats that actually utilize the slip area are the owners of the Yachts that want to run tenders back and forth to the yachts. It is Ms. Bisson's understanding that a small fee is charged for the use of the dockage, but there is no significant revenue being realized from the docking of boats in the basin. Mr. Pagliarini stated that he will be voting as he normally votes relative to these types of requests; he does not support 10 or 20 year lease agreements for a fee of \$1.00 dollars regardless of the purpose. Mr. Pagliarini believes the property has great value and should be subject to the public bidding process. A motion was made to approve by Mr. Griffith and seconded by Mr. Woolley. Said motion passed three (3) votes "Aye" to two (2) votes "Nay"

Three (3) Votes "Aye"

Mr. Griffith

Mr. Woolley

Chairman Flynn

Two (2) Votes "Nay"

Mr. Pagliarini

Mr. Kay

**ITEM I – Department of Transportation – A request was made for**



approval of and signatures on a Land Lease by and between the Rhode Island Airport Corporation, through the Rhode Island Department of Transportation and the United States of America/Rhode Island Air National Guard for 1.56 acres of land located at the Quonset State Airport for purposes of erecting a new air traffic control tower. Mr. Clarke indicated that the Department is seeking approval of a long-term gratis Land Lease with the United States of American working through the Rhode Island Air National Guard for the subject property upon which the Guard will erect its new air traffic control tower for the benefit of both the Guard's traffic and public flying traffic at Quonset State Airport. Mr. Griffith noted that the Land Lease expires in September 2039, and asked what will become of the tower once the Lease expires. Mr. Clarke indicated that the tower remains with the State of Rhode Island. Mr. Griffith clarified that the State will own the tower at the expiration of the Lease. Mr. Clarke indicated that the State will own the tower and in all likelihood will continue to utilize it as an air traffic control tower. Mr. Cloutier stated that the Guard has been awarded significant funding through the United States Department of Defense for the purpose of constructing a new tower and said funds must be encumbered by the beginning of the fiscal year on October 1, 2009, or the Guard risks losing said funds. Mr. Pagliarini asked if the tower could possibly obscure some residential property-owner's view of the water. Mr. Cloutier stated that the site of the tower was studied extensively by the FAA, RIAC and the Guard. A tower siting survey was conducted to determine the most beneficial location for the tower taking into

consideration the controller's line of site as well as the line of site for aircraft in the area and aircraft operations in the vicinity. The tower is located entirely on airport property and will not obscure anyone's view of the water. A motion was made to approve by Mr. Pagliarini and seconded by Mr. Griffith.

**Passed Unanimously**

**ITEM J – Department of Transportation – A request was made for approval of and signatures on a Grant of Easement Agreement by and between the Department of Transportation and the Narragansett Bay Commission over State-owned property located along the Northwest Bikepath at Glenbridge Avenue in the City of Providence. Mr. Glynn explained that the subject easement is necessary to address drainage problems on Glenbridge Avenue, which is connected to what is referred to as the Woonasquatucket River Interceptor. Mr. Glynn stated that the interceptor is a main pipe that disposes of sewer and surface water. The Narragansett Bay Commission has plans to enhance and improve that particular pipe; however, due to a recent emergency arose in the form of a break in the inceptor, which had to be repaired and the Department has combined a permanent easement and temporary easement to resolve all problems associated with the drainage system. Mr. Glynn stated that when the funds become available, permanent improvements will commence on the system. The Narragansett Bay Commission has already compensated the Department for said easement. A motion was made to approve by Mr. Woolley and seconded by Mr. Griffith.**

**Passed Unanimously**

**ITEM K – Department of Transportation – A request was made for approval of and signatures on a Partial Non-Exclusive Assignment of Easement Agreement by and between the Economic Development Foundation of Rhode Island and CVS Pharmacy, Inc. for the transfer of a utility conduit. For the benefit of the Committee, Mr. McCarthy provided a brief history of this transaction. On May 6, 2008, the State Properties Committee approved a Grant of Easement from the Department to the Cox Communication for the placement of a utility corridor along 79 linear feet of Highland Corporate Drive. On June 9, 2009, the State Properties Committee approved and executed a Partial Non-Exclusive Assignment of Easement Agreement from Cox Communications to the Economic Development Foundation of Rhode Island. There were 3 conduits originally installed two of which were transferred by agreement to the Economic Development Foundation of Rhode Island. Mr. McCarthy stated that today the Department is seeking the Committee's approval and execution of documents by which the Foundation would transfer one of the two conduits to CVS Incorporated for its use as a data communications ring connecting eight (8) buildings located on Highland Corporate Drive. Mr. Gibb explained that the Foundation recognized an opportunity when Cox Communications wished to come in to Highland Corporate Park to have Cox install 3 conduits rather than just one. The idea being that it would allow the Foundation to respond to future requests from private entities wanting to put telcom investments into Highland Corporate Park without having to tear up the right-of-way. Mr. Gibb noted that when he appeared before the Committee in June of 2009,**

he referenced an appending agreement with CVS Corporation. Mr. Gibb stated that CVS Corporation is currently building 430,000 new square feet in Highland, which totals eight (8) buildings and 1 million square feet. CVS is installing a data right throughout the entire park using one of the two conduits. Mr. Gibb noted that the Foundation's purchase of the two conduits from Cox and CVS Corporation's subsequent acquisition of the conduit accounts for fifty (50%) percent of the Foundation's direct cost reimbursement; therefore, there is no profit associated with this transaction whatsoever. Mr. Gibb respectfully requested the Committee's approval of the Partial Non-Exclusive Assignment of Easement Agreement subject to the submission of the appropriate certificates of insurance from the CVS Corporation. A motion was made to approve by Mr. Pagliarini subject to the submission

of the appropriate certificate of insurance. Said motion was seconded by Mr. Griffith.

**Passed Unanimously**

**ITEM L – Department of Transportation – A request was made for approval of and signatures on an Agreement to Purchase and a Quit Claim Deed by and between the Department of Transportation and Centrex Distributors, Inc. for the conveyance of 19,918 square feet of property located at 119 Hopkins Hill Road in the Town of West Greenwich. Ms. Bernardo stated that the State of Rhode Island will realize revenue in the amount of \$60,000.00 from the sale of the subject property to Centrex Distributors, Inc.**

**Mr. Pagliarini asked if the Agreement to Purchase or the Quit Claim Deed include language which states that the Department of Transportation's Appraisal Unit has reviewed and re-appraised the property and that there is no change in the value of the property. Ms. Bernardo stated that there is nothing in writing stating that there has been no change in the value of the property; however, the Appraisal Unit verbally conveyed its determination that the property's value had not changed. A motion was made to approve by Mr. Pagliarini and seconded by Mr. Griffith.**

**Passed Unanimously**

**ITEM M – Department of Transportation – A request was made for conceptual approval to re-advertise and solicit bids, via a Request for Proposals, to sell a 32,200± square foot parcel of land located adjacent to Spruce Street and the 6/1 0 Connector in the City of Providence. Ms. Brien presented a map of the subject property for review by the Committee. Ms. Brien explained that the reason for this request is because within the past several weeks, the Department has received a few inquiries regarding the status of the subject property from parties interested in perhaps purchasing said property. In response to these inquires, the Department of Transportation prepared a Request for Proposals and is requesting the Committee's permission to re-advertise the same and solicit bid in an effort to sell said property. Mr. Pagliarini noted that the Department previously represented that one of the bids received, but which was later rescinded, included an offer to provide parking for the merchants and restaurant valets in the area. Mr. Pagliarini asked if the Request for**

**Proposals would include a condition concerning parking for the local businesses. Mr. Carcieri stated that the Department took the precise language from the previous Request for Proposals and included among the conditions of said RFP that proposers give consideration to making available public parking at the site. However, said condition is not compulsory or mandatory, but merely suggested. Mr. Carcieri stated that this is strictly a money bid with the prompting that you consider public parking but not the compulsion. That was the compromised language worked out among the Department, the City Planner and the Committee. Mr. Carcieri stated that the Department requested that the Appraisal Unit re-evaluate the property and it was determined that the property's value had decreased slightly to reflect the current economic situation. The property is now valued at \$665,000; down from the previous value of \$710,000. Chairman Flynn asked if the appraisal is internal or external. Mr. Carcieri stated that the appraisal is an in-house appraisal. A motion was made to approve by Mr. Pagliarini and seconded by Mr. Kay.**

**Passed Unanimously**

**The Committee moves to go into Executive Session, pursuant to Rhode Island General Law 42-46-5(a)(5) for the specific purpose of discussion or consideration related to the acquisition or lease of real property for public purpose, or of the disposition of publicly held property wherein advanced public information would be detrimental to the interest of the public.**

**A motion was made to enter into Executive Session by Mr. Griffith**

**and seconded by Mr. Woolley: A roll call vote was taken and the votes were as follows: Mr. Griffith voted “Aye”, Mr. Pagliarini voted “Aye”, Mr. Woolley voted “Aye”, Mr. Kay voted “Aye” and Chairman Flynn voted “Aye”.**

**The State Properties Committee closed the Executive Session and returned to**

**the open session of the meeting at 11:31 a.m.**

**A motion to seal the minutes of the Executive Session until such time as the matter is resolved was made by Mr. Griffith and Seconded by Mr. Woolley.**

**Passed Unanimously**

**ITEM E1 – Department of Transportation – A request was made for conceptual approval to acquire various easements in conjunction with the Wickford Junction Train Station/South County Commuter Rail project. After discussion in executive session, a motion was made to approve by Mr. Griffith and seconded by Mr. Woolley.**

**Passed Unanimously**

**There being no further business to come before the State Properties Committee, the meeting was adjourned at 11:34 a.m. A motion was made to adjourn by Mr. Griffith and seconded by Mr. Woolley.**

**Passed Unanimously**

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**Holly H. Rhodes, Executive Secretary**